

ORDINANCE NO. 2011103-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 15000 NORTH FM 620 ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2011-0097, on file at the Planning and Development Review Department, as follows:

A 2.730 acre tract of land, more or less, out of the Thomas P. Davy Survey, Abstract No. 169, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 15000 North FM 620 Road in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 14, 2011.

PASSED AND APPROVED

November 3, 2011

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Lee Leffingwell

Lee Leffingwell
Mayor

APPROVED:

Karen M. Kennard

Karen M. Kennard
City Attorney

ATTEST:

Shirley A. Gentry

Shirley A. Gentry
City Clerk

DESCRIPTION

BEING 2.730 ACRES OF LAND SITUATED IN THE THOMAS P. DAVY SURVEY, ABSTRACT NUMBER 169 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF TRACT 4 AND TRACT 5 CONVEYED TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NO. 2011007022, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.730 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point at the intersection of the north line of the limited purpose boundary limit line, as established by the City of Austin, Texas, Ordinance No. 841115-QQ, dated November 15, 1984, said line being 500 feet north of and parallel to the centerline of Farm-To-Market Road No. 620 as established by Texas Department of Highways and Public Transportation and right-of-way map dated June, 1946 and the west line of said Tract 5;

THENCE departing the west line of said Tract 5 in an easterly direction over and across said Tract 5 and Tract 4 with the said north line of said the limited purpose boundary limit line, as established by the City of Austin, Texas, Ordinance No. 841115-QQ, dated November 15, 1984, said line being 500 feet north of and parallel to the centerline of Farm-To-Market Road No. 620 as established by Texas Department of Highways and Public Transportation and right-of-way map dated June, 1946, to a point in the east line of said Tract 4;

THENCE departing the north line of said limited purpose boundary limit in a southerly direction with the east line of said Tract 4, to a point in the north right-of-way line of State Highway No. 45 (a.k.a. Farm-To-Market Road No. 620), for the southeast corner of said Tract 4;

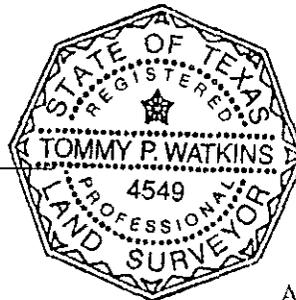
THENCE in a westerly direction with the north right-of-way line of said State Highway No. 45 (a.k.a. Farm-To-Market Road No. 620), and the south line of said Tract 4 and Tract 5 to a point for the southwest corner of said Tract 5;

THENCE departing said right-of-way line in a northerly direction with the west line of said Tract 5 to the POINT OF BEGINNING.

CUNNINGHAM-ALLEN, INC.

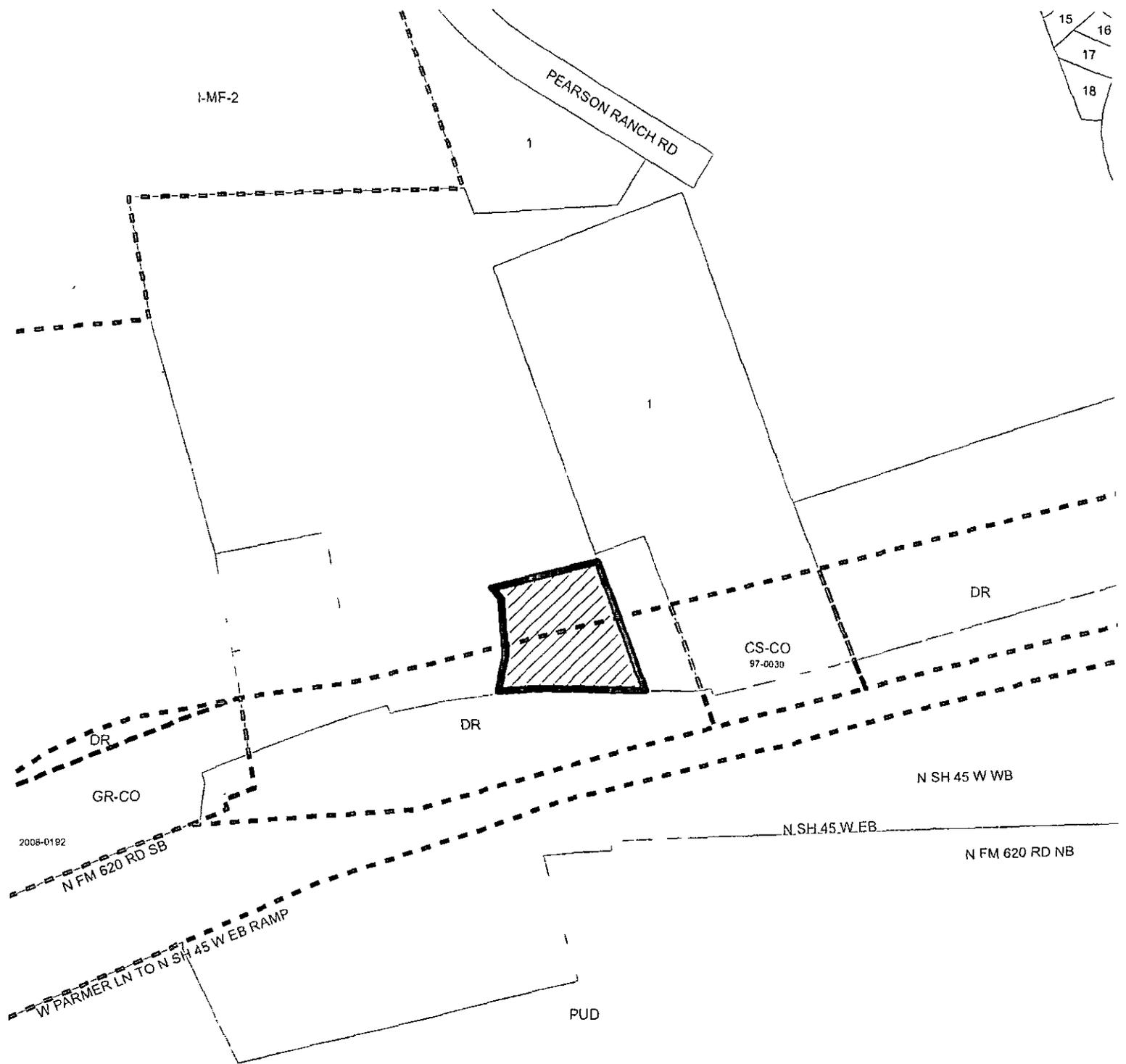
Handwritten signature of Tommy P. Watkins and date 5/19/2011

Tommy P. Watkins
Registered Professional Land Surveyor No. 4549
3103 Bee Caves Rd., Ste. 202
Austin, TX 78746
512.327.2946



REFERENCES
AUSTIN GRID #:J40

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



ZONING

Exhibit B

ZONING CASE#: C14-2011-0097
 LOCATION: 15000 N FM 620 RD
 SUBJECT AREA: 2.730 ACRES
 GRID: J40
 MANAGER: SHERRI SIRWAITIS



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1"= 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.